

PLANNING AND ZONING COMMISSION
Monday, December 14, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop. Dr. Konold made a motion to excuse Mr. Knowlton. Mr. Wynkoop seconded the motion.

VOTE: AYES: Christensen, Graber, Konold, Solomon, Vasko and Wynkoop
 NAYS:
 Motion Carried.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the November 9, 2009 regular Commission meeting as presented. Mr. Vasko seconded the motion.

VOTE: AYES: Christensen, Konold, Solomon, Vasko and Wynkoop
 NAYS:
 ABSTAIN: Graber
 Motion Carried.

Public Comment - None.

Public Hearing

Item 1. Variance Application #VA-09-07 Mr. Christensen deferred this item to later in the meeting due to the absence of the Applicant.

Pending Item

Item 2. Site Development Plan # SDP-09-03 Property Owner is Sky Bank c/o Huntington National Bank, Bank Property Division, and the Applicant John Burkemper with Amcon Design & Construction Company, representing Firestone Complete Auto Care, for a property located at 6574 Winchester Boulevard are requesting approval of a Site Development Plan for a 7,609 square foot retail space for an automobile service center. Allan Neimayer, Planning and Zoning Administrator, gave the staff report. Mr. Burkemper was present to answer questions from the Commission.

Mr. Burkemper clarified the trash dumpster would be screened using the same materials as the building with a wood slate gate.

Mr. Wynkoop asked about their delivery trucks. Mr. Burkemper stated that it is a once a week delivery and it is a semi-truck that brings it in. Deliveries will not be loaded and unloaded in the front of the building. He also stated that the semi-truck would have no problem getting into the site for deliveries.

Mr. Vasko bought up his concerns about the lighting, and that it is on poles projecting the light away and not on the building. Mr. Neimayer stated that what the Commission is looking for is that the lights are down cast. Mr. Burkemper asked if there were specific lights that the Commission would like to see. He said it would not be a problem to coordinate a lighting change.

Mr. Vasko also stated he does not like that Firestone will be using the common (north-south) access drive as their drive way for moving vehicles around on the site. He believes it should all be contained within the site. And since it does not appear to be able to fit, they are trying to squeeze too much on a small site.

Ms. Solomon agreed with Mr. Vasko about having the parking behind the building so that it was a better appearance driving down Winchester Boulevard.

Mr. Graber bought up turning the building on the property and putting the parking on the back and side and possibly moving the building forward.

The Commission continued discussing the physical limitations of the site and whether the proposed layout was a good fit for this parcel.

Mr. Wynkoop made a motion to table Application #SDP-09-03 to allow the Applicant to provide more details on landscape, light fixtures, sight layout and carriage doors. Dr. Konold seconded the motion.

VOTE: AYES: Christensen, Graber, Konold, Solomon, Vasko and Wynkoop
 NAYS:
 Motion Carried.

Public Hearing

Item 1. Variance Application #VA-09-07 Property Owners are Chris and Bev Hockman and the Applicant John Lind for property located at 148 East Waterloo Street are requesting a variance to Section 1195.04 (a) to increase the 720 maximum square footage of an accessory structure to 792 square feet , and to Section 1195.04 (c) to reduce the side yard setback from ten feet to four feet.

Mr. Wynkoop made a motion to table Application #VA-09-07 since there was no applicant or representative present. Mr. Vasko seconded the motion.

VOTE: AYES: Christensen, Graber, Konold, Solomon, Vasko and Wynkoop
 NAYS:
 Motion Carried.

Pending Items None.

Old Business None.

New Business None.

Planning and Zoning Administrator's Report

Mr. Neimayer was approached by a resident of a property in town that is zoned commercial, but it is a residential home. Being a nonconforming use, the home could not be rebuilt if it was destroyed more than 50%. There are several single family homes in the downtown area in this

same situation. Ms. Solomon is going to check with her neighbor's to see what they would like to do.

Adjourn to Executive Session There was no need for an executive session.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Graber seconded the motion.

VOTE: AYES: Christensen, Graber, Konold, Solomon, Vasko and Wynkoop
 NAYS: Motion Carried.

Time Out: 8:16 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.